

SECTION 4 - RULES AND DEFINITIONS

Subdivision 1. Rules.

1. Word Usage:

For the purpose of this Ordinance, words used in the present tense shall include the future; words in the singular shall include the plural, and the plural in singular; the word "building" shall include the word "structure"; the word "lot" shall include the word "plot"; and the word "shall" is mandatory and not discretionary.

2. Permitted Uses:

Permitted uses of land or buildings, as hereinafter listed, shall be permitted in the district indicated under the conditions specified. No building or land shall be devoted to any use other than a permitted hereinafter in the zoning district in which such building, structure or land shall be located, except for the following exceptions.

- a. Uses lawfully established prior to the effective date of this Ordinance.
- b. Conditional uses allowed in accordance with Paragraph 3 of this SECTION.
- c. Essential services are permitted uses in all zoning districts and are not subject to height, yard, or setback requirements or permits, except as in provided in Subdivision 3 of SECTION 17.

3. Conditional Uses:

Conditional Uses of land or buildings, as hereinafter listed, may be allowed in the districts indicated, subject to the issuance of Conditional Use Permits, in accordance with the provisions of SECTION 15. Whenever a conditional use is named as a major category, it shall be deemed to include all and only those itemized uses listed.

4. Other regulations:

For permitted or conditionally permitted uses, there are also standards herein that further regulate use activities, placement of structures and design of certain structures.

Subdivision 2. Definitions.

For the purpose of this Ordinance, certain items and words are defined as follows:

Accessory Structure -- A subordinate building or portion of the main building which is located on the same lot as the main building and the use of which is clearly incidental to the use of the main building.

Accessory Use -- A use is subordinate and incidental to the principal use of the lot or a building located on the same lot.

Agriculture -- The art or science of cultivating the soil and activities incidental thereto: the growing of soil crops in the customary manner on open tracts of land; the raising of livestock and poultry; farming; the raising of nursery plants and tree farming.

Animal Unit -- A unit of measure used to compare differences in production of animal manure that employs as a standard the amount of manure produced on a regular basis by a slaughter steer or heifer. The following equivalents shall apply, or the definition found in Minn. R. 7020.0300, subp. 5, which is incorporated herein by reference, if different than any of the animal units as listed here:

A. dairy cattle:

- 1) one mature cow (whether milked or dry):
 - a. over 1,000 pounds, 1.4 animal unit; or
 - b. under 1,000 pounds, 1.0 animal unit;
- 2) one heifer, 0.7 animal unit; and;
- 3) one calf, 0.2 animal unit;

B. beef cattle:

- 1) one slaughter steer or stock cow, 1.0 animal unit;
- 2) one feeder cattle (stocker or backgrounding) or heifer, 0.7 animal unit;
- 3) one cow and calf pair, 1.2 animal unit; and
- 4) one calf, 0.2 animal unit;

C. one head of swine:

- 1) over 300 pounds, 0.4 animal unit;
- 2) between 55 pounds and 300 pounds, 0.3 animal unit; and
- 3) under 55 pounds, 0.05 animal unit;

D. one horse, 1.0 animal unit;

E. one sheep or lamb, 0.1 animal unit;

F. chickens:

- 1) one laying hen or broiler, if the facility has a liquid manure system, 0.033 animal unit; or
- 2) one chicken if the facility has a dry manure system:
 - a. over five pounds, 0.005 animal unit; or
 - b. under five pounds, 0.003 animal unit;

G. one turkey:

- 1) over five pounds, 0.018 animal unit; or
- 2) under five pounds, 0.005 animal unit;

H. one duck, 0.01 animal unit; and

I. for animals not listed in items A to H, the number of animal units shall be defined as the average weight of the animal in pounds divided by 1,000 pounds.

Automobile Wrecking -- See Salvage yard.

Basement – any area of structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

Bed and Breakfast Facility -- A dwelling in which the owner or manager resides, which contains ten (10) or less guest rooms, in which lodging is provided for compensation (this would include services such as Airbnb) with or without meals being provided to the guest by the owner, which is open for transient or permanent guests or both, and in which no provision is made for cooking in the guest rooms.

Block -- An area of land within a subdivision that is entirely bounded by streets, or by streets and the exterior boundary or boundaries of the subdivision, or a combination of the above with a river or lake.

Bluff -- A topographic feature such as a hill, cliff, or embankment having the following characteristics (an area with an average slope of less than eighteen (18) percent over a distance for fifty (50) feet or more shall not be considered part of the bluff):

- 1) Part or all of the feature is located in a shoreland area;
- 2) The slope rises at least twenty-five (25) feet above the ordinary high water level of the waterbody;
- 3) The grade of slope from the toe of the bluff to a point twenty-five (25) feet or more above the ordinary high water level averages thirty (30) percent or greater; and
- 4) The slope must drain toward the waterbody.

Bluff impact zone -- A bluff and land located within fifty (50) feet from the top of a bluff.

Board of County Commissioners -- Sibley County Board of Commissioners.

Boathouse -- means a structure designed and used solely for the storage of boats or boating equipment.

Building -- Any structure for the shelter, support or enclosure of persons, animals, chattel or property of any kind; and when separated by party walls without openings, each portion of such building so separated shall be deemed a separate building.

Building Height -- The vertical distance from the average of the highest lowest point of that portion of the lot covered by the building to the highest point of the roof, to the deck of mansard roofs, and to mean height between eaves and ridge for gable, hip and gambrel roofs.

Building Setback Line -- A line within a lot or other parcel of land parallel to a public road, street, highway right-of-way line, or normal high water level defining a portion of the lot between said setback line and said right-of-way line or water level on which buildings or structures may not be placed.

Campground -- An area where overnight stay is provided or allowed for transient guests using their own movable equipment. In Shoreland Districts, campgrounds are considered as Planned Unit Developments. (Also see organized group camp definition).

Cluster Development -- A pattern of subdivision development which places housing units into compact groupings while providing a network of commonly owned or dedicated open space.

Commercial use -- The principal use of land or buildings for the sale, lease, rental, or trade of products, goods and services.

Commissioner -- Minnesota Commissioner of Natural Resources.

Community Water and Sewer Systems -- Utilities systems serving a group of buildings, lot, or an area of the County, with the design and construction of such utility systems as approved by the County and the State of Minnesota.

Conditional Use -- A use which, because of unique characteristics, cannot be classified as a permitted use in an particular district, after due consideration, in each case, of the impact of

such use upon neighboring land and of the public desirability for the particular use at the particular location, a "Conditional Use Permit" may or may not be granted. If granted, the Town Board may attach conditions and guarantees upon the zoning district deemed necessary for the protection of the public interest.

Contractor's Yard – Land or structures serving as a base of operations for a construction related or similar type of business. This applies to all vehicles in excess of a one-ton rating and commercial vehicles of any size. One vehicle per building site shall NOT be considered to constitute a contractor's yard. This applies to vehicles and equipment used or stored only by an employee, including an 'in-kind' employee. Vehicles/equipment left outside must be in working condition and carrying up-to-date tabs (if applicable), or shall also be considered a salvage yard. This does not apply to vehicles/equipment used SOLELY for residential use or agricultural use. The apparent use of vehicle/equipment under question shall be determined by the Town Board. Office functions only, with no on-site equipment or supplies shall be considered under home occupation.

Corner Lot -- A lot situated at the junction of and fronting on two or more roads or highway. Front yard setback shall apply to all lot sides with road frontage.

County -- Sibley County, Minnesota.

Deck -- A horizontal, unenclosed platform with or without attached railings, seats trellises, or other features, attached or functionally related to a principal use or site and at any point extending more than three (3) feet above ground.

Depth of Lot -- The mean horizontal distance between the mean front and the mean rear lot line. The greater frontage of a corner is its depth, and its lesser frontage is its width.

Depth of Rear Yard -- The mean horizontal distance between rear line of the building and the center line of an alley, where an alley exists, otherwise a rear lot line.

District -- A section of the Town for which the regulations governing the height, area, use of buildings and premises are the same.

Dwelling -- Any building or part thereof which is designed or used for residential purposes by one or more human beings, either permanently, or transiently; trailer, travel trailer, or tent shall not be considered a dwelling for purposes of this Ordinance, but a manufactured home will be.

Dwelling, One Family -- A dwelling designed for or occupied exclusively by one (1) family.

Dwelling site -- A designated location for residential use by one or more persons using temporary or movable shelter, including camping and recreational vehicle sites.

Dwelling, Temporary -- A dwelling that is to be used for the duration of a certain situation such as for farm workers, during construction of something else, or other that can reasonably be removed when situation ends. It does not require a separate lot.

Dwelling, Two Family -- A dwelling that incorporates two (2), one family dwelling units into one (1) structure with a common wall.

Easement -- A grant by a property owner for the use of a strip of land for the purpose of constructing and maintaining utilities, including but not limited to sanitary sewers, water mains, electric lines, telephone lines, storm sewer or storm drainage ways and gas lines.

Equal Degree of Encroachment -- A method of determining the location of floodway boundaries so that flood plain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.

Essential Services -- Overhead or underground electrical gas, steam or water transmission of distribution systems and structures, or collection, communication, supply or disposal systems and structures, used by public utilities, rural electric cooperatives or governmental departments or commissions or as are required for protection of the public health, safety, or general welfare, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, and accessories in connection therewith, or road and rail systems, but not including buildings. For the purpose of this Ordinance, the word "building" does not include "structure" for essential services.

Existing site -- A site where a dwelling formerly stood that still has an area at least an acre in size that is distinguishable as being separate from the adjacent land by the existence of physical evidence such as vegetation, fences, yard lines, structures and driveways.

Extraction Pit -- Any artificial excavation of the earth exceeding fifty (50) square feet of surface area or two (2) feet in depth, excavated or made by the removal from the natural surface of the earth, or sod, soil, sand, gravel, stone, or other natural matter, or made by turning, or breaking or undermining the surface of the earth. Excavations ancillary to other construction of any installation erected or to be erected, built, or placed thereon in conjunction with or immediately following such excavation shall be exempted, if a permit has been issued for such construction for installation.

Family -- A number of individuals living together on the premises as a single housekeeping unit as distinguished from a group occupying a boarding house, lodging house or hotel.

Farming -- The cultivation of the soil and all activities incidental thereto; agriculture.

Feedlot -- A lot or building or combination of lots and buildings intended for the confined feeding, breeding, raising, or holding of animals and specifically designed as a confinement area in which manure may accumulate, or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure. For purposes of these parts, open lots used for the feeding and rearing of poultry (poultry ranges) shall be considered to be feedlots. Pastures shall not be considered feedlots under these parts. Manure storage areas off the site of the feedlot will be considered as a separate feedlot.

Feedlot, Agricultural -- A feedlot as an accessory use incidental to a farming operation with dwelling.

Feedlot, Commercial -- A feedlot that is not an accessory use to a farming operation with dwelling.

Feedlot, Existing -- A feedlot that has been active for at least 3 of the last 5 years.

Final Plat -- A drawing or map of a subdivision, meeting all the requirements of the Town and in such form as required by the County for purposes of recording .

Flood -- A temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas.

Floodway -- The bed of a wetland or lake and the channel of a watercourse and those portions of the adjoining flood plain which are reasonably required to carry or store the regional flood discharge.

Floor Area -- The sum of the gross horizontal area of the several floors of a building measured from the exterior walls, including basements and attached accessory structures.

Flood Frequency -- The frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

Flood Fringe -- That portion of the flood plain outside of the floodway. Flood fringe is synonymous with the term "floodway fringe" used in the Flood Insurance Study for Sibley County.

Flood Plain -- The beds proper and the areas adjoining a wetland, lake or watercourse which have been or hereafter may be covered by the regional flood.

Flood-Proofing -- A combination of structural provisions, changes, or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood discharge.

Fur Farm -- An area used for keeping and/or raising fur bearing animals.

Garage, Private -- A garage which is erected as an accessory structure.

Garage, Public -- Any premises, except those described as a private garage, used for the storage or care of power-driven vehicles, or where any such vehicles are equipped for operation, repair or are kept for remuneration, hire, or sale.

Height of Structure -- The distance from the highest part of the structure to the highest ground level adjoining the structure base.

Highway -- Any public thoroughfare or vehicular right-of-way with a Federal or State Numerical route designation; any public thoroughfare or vehicular right-of-way with a Sibley County numerical route designation.

Home Occupation -- Any occupation taking place as an accessory use to a dwelling, principal use as regulated by the general regulations herein.

Industrial use -- The use of land or buildings for the production, manufacture, warehousing, storage, or transfer of goods, products, commodities, or other wholesale items.

Intensive vegetation clearing -- The complete removal of trees or shrubs in a contiguous patch, strip, row or block.

Kennel -- the commercial boarding, breeding or selling of dogs or cats that involve over 3 adult dogs or 4 adult cats; or the housing for humane purposes of over three (3) adult dogs or four (4) adult cats, including animal shelters, animal refuges, and other similar type entities.

Lot -- A parcel of land designated by plat, metes and bounds, registered land survey, auditors plat or other accepted means and separated from other parcels or portions by said description and recorded with the Office of the County Recorder.

Lot Area -- The lot area is the land area of a lot within the lot lines.

Lot Area per Family -- The lot area per family is the lot area required by this Ordinance to be provided for each family in a dwelling.

Lot, Double Frontage -- An interior lot having frontage on two streets. Front yard setback shall apply to all lot sides with road frontage.

Lot, Interior -- A lot other than a corner lot.

Lot Lines -- The lines bounding a lot, as defined herein. When a lot abuts road, street, avenue, park or other public property, except an alley, such line shall be known as a street line, and when a lot abuts on an alley, it shall be known as an alley line.

Lot of Record -- A lot that has met the definition of a 'lot' and that has been recorded and dated.

Lot Width -- The width of a lot is its own mean width measured at the building setback line.

Lot Depth -- The mean horizontal distance between the mean front road and the mean rear lot line. The greater frontage of a corner lot is its depth, and its lesser frontage is its width.

Manufactured Home -- A structure transportable in one or more sections, which in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling for one family, with or without a permanent foundation when connected to the required facilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein; except that the term includes any structure to which the manufacturer voluntarily files a certification required by the secretary (US - HUD) and complies with the building code as evidenced by a seal displayed on the manufactured home.

Manufactured Home Park -- Any lot or part thereof, or any parcel of land which is used or offered as a location for two (2) or more manufactured homes.

Metes and Bounds -- A method of property description by means of their direction and distance from an identified section survey.

Motel -- A building or group of buildings used primarily for the temporary residence of motorists or travelers.

Non-Conforming Uses -- A use lawfully in existence on the effective date of this Ordinance and not conforming to the regulations for the district in which it is situated.

Normal or Ordinary High Water Mark -- A mark delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape. The normal or ordinary high watermark is commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the normal or ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowages, the normal or ordinary high water level is the operating elevation of the normal summer pool.

Obstruction -- Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or regulatory flood plain

which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

Organized Farm Colonies -- A group of families, farming land owned by the group as a community and not individually; and which group lives within the boundaries of the land owned by the group;

Organized Group Camps -- Campgrounds or buildings used by public or semi-public organizations (such as scouts, churches, wildlife groups) for retreat, interpretative, educational and other activities that do not amount to activities that would be in conflict with the district's uses. If use is by the general public, then it would be defined as a campground or resort except for primitive tent type camping on wild undeveloped land.

Persons -- Any individual, firm, partnership, corporation, company, association, joint stock association or body politic; includes any trustee, receiver, assignee, or other similar representative thereof.

Planned unit development -- A type of development characterized by a unified site design for a number of dwelling units or dwelling sites on a parcel, whether for sale, rent, or lease and also usually involving clustering of these units or sites to provide areas of common open space, density increases, and a mix of structure types and land uses. These developments may be organized and operated as condominiums, time-share condominiums, cooperative, full fee ownership, commercial enterprises, or any combination of these, or cluster subdivisions of dwelling units, residential condominiums, townhouses, apartment buildings, campgrounds, recreational vehicle parks, resorts, hotels, motels and conversions of structures and land uses to these uses.

Plat -- A land subdivision that creates new lots and/or public road right-of-ways, thereby replacing the former land records for the area plat.

Practical Difficulties -- As defined in Chapter 462 of Minnesota Statutes.

Preliminary Plat -- A tentative drawing or map for a proposed subdivision plat.

Premises -- A lot or plot with the required front, side and rear yards for a dwelling or other use allowed under this Ordinance.

Principal Use or Structure -- All use or structures that are not accessory uses or structures.

Public Water -- A body of water as depicted on the Public Water Inventory map for Sibley County.

Reach -- A hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by a natural or man-made obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most typically constitute a reach.

Regional Flood -- A flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 100-year recurrence interval. Regional flood is synonymous with the term "base flood" used in the Flood Insurance Study.

Regulatory Flood Protection Elevation -- An elevation no lower than one (1) foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the flood plain that result from designation of a floodway.

Residential Zone -- The area inside a city, village, or borough and the area in the JR-Suburban Residence District.

Road -- A public right-of-way affording primary access by pedestrians and vehicles to abutting properties, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, cartway, land, place or however otherwise designated.

Salvage Yard -- Land or buildings where waste, discarded or salvaged materials are brought, sold, exchanged, stored, cleaned, packed, disassembled or handled, including, but not limited to: scrap metal, rags, paper, rubber products, glass products, lumber products, and products resulting from the wrecking of automobiles or other vehicles. Any premises with more than 5 unlicensed vehicles of any kind or type shall be declared a salvage yard.

Sanitary Landfill -- A sanitary landfill according to the American Society of Civil Engineers is "A method of disposing of solid wastes on land without creating nuisances or hazards to public health or safety, by utilizing the principles of engineering to confine the solid waste to the smallest practical area, to reduce it to the smallest practical volume, and to cover it with a layer of earth at the conclusion of each day's operation, or at such more frequent intervals as may be necessary."

Setback -- The minimum horizontal distance between a structure, sewage treatment system, or other facility and a normal high water level, sewage treatment system, top of a bluff, road, highway, property line, or other facility.

Sewage treatment system -- A septic tank and soil absorption system or other individual or cluster type sewage treatment system.

Sewer system -- Pipelines or conduits, pumping stations and force main, and all other construction devices, appliances, or appurtenances used for conducting sewage or industrial waste or other wastes to a point of ultimate disposal.

Shore impact zone -- Land located between the ordinary high water level of a public water and a line parallel to it at a setback of fifty (50) percent of the structure setback.

Shoreland -- Land located within the following distances from public waters:

- 1) one thousand (1,000) feet from the normal high water mark of a lake, pond or flowage; and
- 2) three hundred (300) feet from a river or stream, or the landward extent of a flood plain designated by ordinance on such a river or stream, whichever is greater.

The limits of shorelands may be reduced whenever the waters involved are bounded by topographic divides which extend landward from the waters for lesser distances and when approved by the commissioner.

Shoreland Areas -- All shorelands of public waters as designated on the Protected Waters Inventory Map for Sibley County, Minnesota lying within the floodway, flood fringe or general flood plain districts are subject to the regulations set forth in the Shoreland Management Standards in SECTION 14, Subdivision 14.

Shoreland Setback -- The minimum horizontal distance between a structure and the normal high water mark.

Sign -- A name, identification, description, display, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land in view of the general public and which directs attention to a product, place, activity, person, institution or business.

Sign, Advertising -- A sign which directs attention to a business, commodity, service, activity or entertainment not necessarily conducted, sold or offered upon the premises where such sign is located; a billboard.

Sign, Business - A sign which directs attention to a business, or profession or to a commodity, service or entertainment sold or offered upon the premises where such sign is located.

Sign, Flashing -- Any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use.

Sign, Illuminated -- Any sign which has characters, letter, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign.

Sign, Rotating -- A sign which revolves or rotates on its axis by mechanical means.

Sign, Surface Area of -- The entire area within a single, continuous perimeter enclosing the extreme limits of the actual sign surface. It does not include any structural elements outside the limits of such sign and not forming an integral part of the display. Only one side of a double-face or V-type sign structure shall be used in computing total surface area.

Sign, Warning -- A sign which warns of a danger or hazard in the immediate vicinity and is obviously not serving any advertising purpose.

Solar Production -- Structures and accoutrements used for energy production sourced from solar. Includes all outputs, both photovoltaic and thermal systems. Roof mounted production systems are considered part of their host structure.

Steep slope -- Land where agricultural activity or development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this ordinance. Where specific information is not available, steep slopes are lands having average slopes over twelve (12) percent, as measured over horizontal distances of fifty (50) feet or more, that are not bluffs.

Story -- The portion of a building included between the surface of any floor and the surface of the next floor above it or, if there is not a floor above it, the space between the floor and the ceiling next above it.

Story, Half -- That portion of a building under a gable, hip or gambrel roof, the wall plates of which, on at least two opposite exterior walls are not more than two (2) feet above the floor of such story.

Structure -- Anything constructed or erected on the ground or attached to the ground or on-site utilities, including, but not limited to, buildings, factories, sheds, detached garages, cabins, manufactured homes, travel trailers/vehicles not meeting the exemption criteria Specified in SECTION 6, Subdivision 9, of the ordinance and other similar items.

Structure Alterations -- Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

Subdivision -- Land that is divided into smaller lots.

Substandard Shoreland Use -- Any use of shorelands existing prior to the date of any Town ordinance which is permitted within the applicable zoning district but does not meet the minimum lot area and length of water frontage, structure setbacks, or other dimensional standards of the ordinance.

Surface water-oriented commercial use -- the use of land for commercial purposes, where access to and use of a surface water feature is an integral part of the normal conductance of business. Marinas, resorts, and restaurants with transient docking facilities are examples of such use.

Toe of the bluff -- The point on a bluff where there is, as visually observed a clearly identifiable break in the slope, from gentler to steeper slope above. If no break in the slope is apparent, the toe of bluff shall be determined to be the lower end of a fifty (50) foot segment, measured on the ground, with an average slope exceeding eighteen (18) percent.

Top of the bluff -- The point on a bluff where there is visually observed, a clearly identifiable break in the slope, from steeper to gentler slope above. If no break in the slope is apparent, the top of bluff shall be determined to be the upper end of a fifty (50) foot segment, measured on the ground, with an average slope exceeding eighteen (18) percent.

Unincorporated Area -- The area outside a city, village, or borough.

Use -- The purpose of which land or premises or a building thereon is designated, arranged, or intended, or for which it is or may be occupied or maintained.

Variance -- A modification or variation of the provisions of this Ordinance, as applied to a specific piece of property, except that modification in the allowable uses within a district shall not be considered a variance.

Water-oriented accessory structure or facility -- A small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to a surface water feature, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include boathouses, gazebos, screen houses, fish houses, pump houses, and detached decks.

Water Supply Purpose -- Includes any uses of water for domestic, commercial, industrial or agricultural purposes.

Wetland -- A surface water feature classified as a wetland in the United States Fish and Wildlife Service Circular No. 39 (1971 editions).

Yard -- Any space in the same lot with a building open and unobstructed from the ground to the sky.

Yard, Front -- A yard extending across the front of the lot between the side yard lines and lying between the right-of-way line of the road(s) or highway(s), and the nearest line of the building.

Yard, Rear -- An open space unoccupied except for accessory structures on the same lot with a building between the rear lines of the building and the rear lot line of the lot, for the full width of the lot.

Yard, Side -- An open, unoccupied space on the same lot with a building between the building and the side line of the lot and extending from the front line to the rear of the back yard.